



## Newnan City Council Meeting

JANUARY 10, 2023

Newnan City Hall  
Richard A. Bolin Council Chambers  
25 LaGrange Street  
2:30 PM

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### CALL TO ORDER

### INVOCATION

### READING OF MINUTES

- A. Minutes from Special Called Meeting on December 13, 2022
- B. Minutes from Regular Meeting on December 13, 2022

### ELECTION OF MAYOR PRO TEM

### APPOINTMENT OF CITY OFFICIALS

- C. Department Heads
  - City Attorney
  - Municipal Court Judge
  - Municipal Court Judge Pro Tem
  - Municipal Court Solicitor
  - Municipal Public Defender

### REPORTS OF BOARDS AND COMMISSIONS

- D. 1 Appointment - Cultural Arts Commission, 3 year term
- E. 1 Appointment - Housing Authority, 5 year term
- F. 1 Appointment - Keep Newnan Beautiful, interim term until 8/1/24
- G. 3 Appointments - Parks Commission, 3 year terms
- H. 3 Appointments - Planning Commission, 3 year terms
- I. 4 Appointments - Tree Commission, 3 year terms
- J. 1 Appointment - Newnan Youth Activities, 3 year term

### REPORTS ON OPERATIONS BY CITY MANAGER

- K. Schedule City Floating Holiday for 2023

### REPORTS AND COMMUNICATIONS FROM MAYOR

### NEW BUSINESS

- L. Public Hearing - Application for Alcohol Beverage License - The Redneck, Inc. - Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine - 11 North Court Sq. - Reason: Addition of Distilled Spirits
- M. Public Hearing - Application for Alcohol Beverage License - Newnan 2022, Inc. - Retail on Premise (Package) Sales of Malt Beverages and Wine - 1700 Newnan Crossing Blvd E - Reason: New Business

- [N.](#) Resolution Setting Qualifying Fees for the 2023 General Election

#### **UNFINISHED BUSINESS**

- [O.](#) 2nd and Final Reading - Ordinance to Provide for the Adoption of a Budget, Its Execution and Effect for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023

- [P.](#) 33 Ray St - Owner update and request for extension.

#### **VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

- [Q.](#) Request from Foundation Church to close W. Washington between Brown St and Jackson St on April 7th for Good Friday celebration

#### **MOTION TO ENTER INTO EXECUTIVE SESSION**

- [R.](#) Motion to Enter into Executive Session

#### **ADJOURNMENT**

The special called meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 13, 2022 at 6:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

Mayor Brady called the meeting to order and delivered the invocation.

**PRESENT**

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins (arrived late), Dustin Koritko and Paul Guillaume. Also present: City Clerk, Megan Shea; Assistant City Manager, Hasco Craver and City Attorney, Brad Sears

**PUBLIC HEARING – 2023 BUDGET**

Mayor Brady opened the public hearing.

City Manager presented the proposed FY2023 Budget. He recognized staff and all their hard work. The City did receive it's 33<sup>rd</sup> Distinguished Budget Award for the FY2022 budget. He discussed budget challenges especially being heavy on human capital, with 78% of the budget for personnel. Other challenges are impacts of inflation and the uncertainty of the economy, fuel costs and benefits. In addition to the 2023 budget, there were also forecasts for 2024 and 2025.

He discussed the General Fund, which is the main operating fund and the budget trends. As required by State law, the budget is balanced at \$33,090,250 and no reserves were used to balance it. This budget is a 4.8% increase over 2022. Projections for 2024 and 2025 show increases of 6.2% and 5% respectively.

In 2022 there was a salary adjustment/ salary review and the average adjustment was 13%. The 2023 budget has an average adjustment of 3.5%. Last years budget added 6 employees and 2023 is asking for 7 additional employees and 6 each year going forward.

The mileage rate history shows a decrease over the years. For the next 3 years, this is estimated at flat, no roll back. The 2023 budget predicts holding the mileage rate.

The budget is again conservative, with the 2023 budget being 96% of the 2022 estimated budget. We are in a good position in case the economy or inflation continues. Top revenue categories are consistently LOST and Property Tax, which make up 53% of the general fund. 2025 will be the first year with the new LOST distribution. There will be a larger dependence on the mileage rate and property tax.

This year we are projected to end 2022 with just under \$31 million in expenses. Expenses are 78% salary and benefits. One half of the expenses go to supporting operations of public safety. Operating expenses are pretty consistent.

We have 300 full time employees. The 7 new employees in the 2023 budget are 2 for police department, 3 for fire department and 2 for beautification. Minimum starting pay grade 10 is at \$16.78/hr.

Looking at the next 3 years, very confident in 2023 and 2024 looks better than 2025. There are expected increases in 2024 with pension contributions. In 2025 there are some concerns with the mileage rate.

The City has 8 funds with a total budget of \$55.8 million, which is a 21% increase over last year. 2019 SPLOST is going to be heavily invested in 2023 with transportation infrastructure and the fire training facility. Impact Fees have increased and that is for the Lower Fayetteville Rd design and purchase of a fire truck. The Sanitation Fund has increased since we brought customer service and billing in house. Total Capital budget has increased to \$16.6 million and there are 14 projects funded with 4 funds. All but 2 of those projects are transportation projects.

Councilman Guillaume asked for clarification on insurance premium spikes. Mr. Phillips stated that it is related to a distribution formula based on the population of Newnan verse the population of the state of Georgia.

Councilman Koritko asked about retirement. Mr. Phillips is expecting an increase in 2024 due to salary adjustments and new employees. The Pension Committee is working on a 401a defined contribution option.

Mayor Brady closed the public hearing.

## **ADJOURNMENT**

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the meeting at 6:23PM.

**MOTION CARRIED. (6-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, December 13, 2022 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

Mayor Brady called the meeting to order and delivered the invocation.

**PRESENT**

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

**MINUTES – REGULAR COUNCIL MEETING – NOVEMBER 22, 2022**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on November 22, 2022 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM**

Mayor Brady asked the City Manager to put Councilman Guillaume's appointment on the next agenda.

**APPOINTMENT – PARKS COMMISSION, 3 YEAR TERM**

Mayor Brady asked the City Manager to put Councilman Koritko's appointment on the next agenda.

**APPOINTMENTS – TREE COMMISSION, 3 YEAR TERMS**

Mayor Brady asked the City Manager to put Councilman Koritko's and Councilman Alexander's appointments on the next agenda.

**APPOINTMENT – NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM**

Mayor Brady asked the City Manager to put Councilman Guillaume's appointment on the next agenda.

**PUBLIC HEARINGS FOR ALCOHOL BEVERAGE LICENSES**

Mayor Brady opened one public hearing for Items F-K, all applications for Alcohol Beverage License. He read out each one and asked if a representative was present.

F. La Hacienda, 941 Bullsboro Dr. Reason- personnel. Representative was present.

G. Race Trac #2573, 2901 Newnan Crossing Blvd E. Reason- personnel. Representative was present.

H. Red Lobster #895, 990 Bullsboro Dr. Reason – personnel. Representative was present.

I. Hooters of Newnan, 1001 Bullsboro Dr. Reason – personnel. Representative was present.

J. La Parrilla, 222 Newnan Bypass. Reason – personnel. Representative was present.

K. Mama Lucia's, 80 Newnan Station Dr. Stes I-K. Reason – location change. Representative was present.

No one spoke on any of the applications. Mayor Brady closed the public hearing and asked for one motion to approve all 6 licenses.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve all 6 applications for alcohol beverage license.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF RESOLUTION FOR 2023 CITY COUNCIL MEETING SCHEDULE**

Mayor Brady explained that a change was needed for the dates in November. The proposed dates were the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday not the 2<sup>nd</sup> and 4<sup>th</sup>. November dates will be 14<sup>th</sup> and 28<sup>th</sup>.

Motion by Councilman Guillaume, seconded by Councilman Koritko to adopt the resolution with amended November dates.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF AMENDMENT TO MEAG SOLAR AGREEMENT**

Mayor Brady stated that the solar agreement was signed earlier in the year. Due to changes in the industry an amendment is needed, changing the pricing and duration.

Motion by Councilman Alexander, seconded by Councilman Shell to approve the amendment as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION TO PURCHASE HEAVY-DUTY RESCUE UNIT AND A SUTPHEN  
HEAVY-DUTY CUSTOM PUMPER TRUCK USING THE HGAC CO-OP METHOD**

Stephen Brown, Fire Chief, stated that the request is for a heavy-duty aerial platform and rescue unit for Station 2. There is about a two-year build time. Councilman DuBose asked how long do these types of equipment last? Chief Brown stated 12-15 years is typical.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the purchases as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF GUARANTEED MAXIMUM PRICE (GMP) CONTRACT  
AMENDMENT FOR THE REDEVELOPMENT OF THE FIRE TRAINING FACILITY, AND  
ASSOCIATED BUDGET**

Hasco Craver, Assistant City Manager, explained that a contract was awarded to New South Construction. Also, the advance purchase of a burn building was already approved. This is to help finalize the process and allow the contractor to proceed.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to approve the contract and associated budget as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF CONTRACT AWARD FOR LINC I-85 PEDESTRIAN BRIDGE  
SLOPE REPAIR**

Hasco Craver, Assistant City Manager stated that upon construction of the bridge the city assumed responsibility for routine inspection. A few minor issues were found and some erosion. Lewallen Construction came in to place temporary measures to prevent further erosion. The slope repair presented will provide permanent solution to the erosion. Bids were solicited for the repairs and staff proposes to award the contract to Lewallen Construction at a cost of \$67,900, using 2019 SPLOST funds.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve as presented.

**MOTION CARRIED. (7-0)**

**FACILITIES LEASE AGREEMENT BETWEEN THE CITY OF NEWNAN AND THE  
AFRICAN AMERICAN ALLIANCE, INC.**

Hasco Craver, Assistant City Manager, explained that this agreement is for the African American Alliance to re-enter the "Shotgun House" at 92 Farmer St. The City Attorney has reviewed the lease and staff has met with members of the alliance. The terms of the lease length have not been decided on and staff is looking for guidance from Council.

Mayor Brady mentioned that typically other non-profit groups that lease buildings from the City are not responsible for utilities from Newnan Utilities but in this case, they are. Mr. Craver explained that they are responsible but they don't receive a bill, the City receives the bill.

Councilwoman Jenkins stated that the alliance is asking for a 2-year lease and that the 7-day cure in the agreement may not be enough time.

Dr. Shannon Pearson, President of the African American Alliance spoke. She explained that they are asking for the cure period to be changed from 7 days to 30 days. There have been instances in the past where things took much longer than they anticipated. They are also asking for a 2-year lease as their programs will not begin until June due to the uncertainty of securing the lease agreement with the City.

Councilwoman Jenkins asked about repairs that had been needed previously to the house? Mr. Craver stated that city staff is out there on a regular basis taking care of the house.

Dr. Pearson mentioned that there is a safety concern in one of the rooms. There is a glass display case and when you step on the floor the case shakes. Mr. Phillips stated some structural repairs have been done but that will be looked at and corrected if needed. Mayor Brady stated there will be a walk-through done.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the lease agreement with the two amendments, the 2-year lease period and 30-day cure time.

**MOTION CARRIED. (7-0)**

**CONSIDERATION FOR NEGOTIATIONS OF CONTRACT SCOPE AND PRICING FOR WADSWORTH AUDITORIUM PARKING LOT**

Hasco Craver, Assistant City Manager, stated that city staff began looking at improvements to the parking lot adjacent to the Wadsworth Auditorium back in 2020. In February 2021 a design was received from Ironwood Design and in May Council approved a contract with Ironwood for Phase 1. One bid was received in November for the improvements, from Georgia Development Partners in the amount of \$1.9 million, which is much more than anticipated. City staff is asking to be allowed to negotiate with the bidder and come back to Council with a better number. There was also \$300,000 budgeted this year for this project and staff would like to encumber those funds to keep them dedicated to this project in next years budget.

Motion by Councilman Guillaume, seconded by Councilman Shell to allow city staff to negotiate with GDP on the contract.

**MOTION CARRIED. (7-0)**



Motion by Councilman Koritko, seconded by Councilman Alexander to approve encumbering the \$300,000.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF ROADWAY IMPROVEMENT PROGRAM 2023-2025**

City Manager stated that this is a follow-up item from the council retreat. City staff has been working diligently to prepare a 3-year plan. Looking at 3-year plan but also at least need list of streets for LMIG application which is due February.

Hasco Craver, Assistant City Manager, gave an overview of the 3-year plan, totaling \$11.5 million. Year 1 would be \$5.5 million (\$3.25 million general fund already approved, \$1.8 million SPLOST 2019 and \$437,000 from LMIG), year 2 would be \$2.5 million (SPLOST and LMIG funds) and year 3 would be \$3.5 million assuming future SPLOST and LMIG.

Michael Klahr, City Engineer, explained that in 2019 IMS was engaged to conduct an analysis of all street segments in the City. Council was interested in looking at streets at a 60 and below, on a scale of 1-100 on the pavement condition index. A 51-60 is considered fair. Streets that are used more such as Jefferson, Boone Dr, Newnan Crossing Blvd E are looked at and then clusters where streets are closer together and rate the same. Recommendations made by IMS are looked at and what is the exact problem with the road. LMIG amount is \$437,000 with a 30% match.

Mr. Klahr said when the pavement assessment was first done there was an overall rating of 66 and we are now at 71. If this program is implemented it will go from 71-75 and 70 is very good.

Councilwoman Jenkins asked if any of the streets on the list were damaged by the tornado and possibly reimbursable? Mr. Craver answered that all tornado damaged streets were submitted to FEMA and denied.

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to approve the list of streets to for the LMIG application.

**MOTION CARRIED. (7-0)**

Councilman Alexander asked about West Washington and Salbide, both listed for 2023 and what does base rehab mean? Mr. Klahr explained that with base rehab there are two options, take the road out and redo it completely or a full depth reclamation.

City Manager stated that the lists of streets will be reviewed and add streets as needed as an annual process.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the roadway improvement program as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF FEE SCHEDULE AND ORDINANCE AMENDMENT TO**  
**CHAPTER 17, SOLID WASTE**

Ray Norton, Public Works Director, gave some highlights of changes that are in the amendment such as billing property owners for residential sanitation service, cardboard is not considered bulk item and limits set for bulk items and yard waste. There is also a provision to lien the property owner if they are not in compliance and a fee schedule for that.

Councilman Koritko asked about the pricing for senior citizens as he has received a lot of calls regarding that. Mr. Craver stated that there are opportunities for back door service at no fee. City Manager said there is a \$1.50/month discount given to anyone over 65. He further explained that to given a larger discount, Council would need to make that decision and the City would have to absorb that cost.

Ms. Sylvia Hayes spoke and asked about the pricing. She asked how could people petition to get a better discount? Mayor Brady said that the fees with AmWaste are established, if the City wants to offer more of a discount then we need to figure out where that money will come from. Council would need to discuss this at a future meeting as this would be an impact on the 2023 budget.

Councilman Koritko asked how someone can let the billing department know they are over 65 to get the discount? Mr. Norton said there is an application, they can simply stop by the billing office and show their ID.

Ms. Tina Melson spoke and said the website was not working when she tried to go on. She went to the billing office at the Wadsworth and they were able to help her.

Ms. Pamela Hunter Powell spoke and asked about pricing going up? Will it be every cycle? City Manager stated that contractually there is an inflation index number and this is standard with sanitation contracts. Every year there is a potential for a 3% increase and there is a provision regarding diesel fuel cost increases. These were also in the contract with GFL.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt the ordinance amendment and fee schedule as presented.

**MOTION CARRIED. (7-0)**

**CONSIDERATION OF POLICY CHANGE FOR ALLOWING FOOD/BEVERAGE AT THE**  
**WADSWORTH AUDITORIUM**

Katie Mosley, Leisure Services Manager, explained that in October Council asked for some comparisons and information regarding other cities with similar venues and their policies. In general, all the ones Ms. Mosley looked at and spoke to do allow food and beverage including alcohol. Most hold their own liquor license except for The Strand in

Marietta, which is most similar to the Wadsworth. They have a board that holds the liquor license and a caterer.

The fee schedule being proposed keeps the same base fees and adds on fees if the renter wants food and beverage. There is also a cleaning fee added. The policy change would allow food and beverage and an RFQ would be put out to find an approved caterer to be the sole provider of concessions. There would be 3 different offerings, open bar, cash bar or hosted with tickets. No cooked food, it would just be dry snacks offered, soda, bottled water, beer and wine. The RFQ would require the caterer to have a business and alcohol license.

Councilman Guillaume asked what percentage of business has been lost due to not offering food and beverage? Ms. Mosley said probably 20-30% lost potential renters and there's potential to lose more as they continue to grow. Councilman Guillaume also asked if there is a potential for a fee that would be a percentage back to the Wadsworth? Ms. Mosley agreed that is a good idea. The auditorium in Macon has a 10% fee that comes back to them.

Councilwoman Jenkins asked about non-profit and for profit and just adding to the base fee? Ms. Mosley said yes since not all groups are going to want the food and beverage or alcohol. The space being looked at for the concessions was discussed. There is some closet space that used to be police evidence that could be used.

Councilman Alexander asked about the cleaning fee, is it automatic? Ms. Mosley said it is automatic. He also asked about the seats specifically. Ms. Mosley said they did check with the cleaning service to ensure the seats can be cleaned properly without being damaged.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to adopt the policy change to allow food and beverage at the Wadsworth Auditorium.

**MOTION CARRIED. (7-0)**

**REZONING REQUEST RZ2022-14 BY GEORGE ROSENZWEIG ON BEHALF OF POPE AND LAND ENTERPRISES, INC.; 42.20 + ACRES ON POPLAR ROAD, CHANGE IN CONDITIONS FOR THE MXD (MIXED USE DEVELOPMENT) DEVELOPMENT AND AMENDMENT TO MASTER PLAN TO ACCOMMODATE 350 MULTI-FAMILY UNITS, 155 ACTIVE ADULT SENIOR UNITS, 101 TOWNHOMES, 300,000 SQUARE FEET OF OFFICE SPACE, A 175-KEY HOTEL AND 31,500 SQUARE FEET OF REATIL/RESTAURANT SPACE – FOR INFORMATION ONLY**

No action needed.

**21 BERRY AVE – STAFF UPDATE ON REPAIRS**

Matt Murray, Code Enforcement Officer, explained that this property was before Council in September and given 180 days and Council asked for a 90-day update. There have been significant improvements on the property, including a new roof and the lot has been cleaned up. There is still a bit of interior work to be done and the owner is asking to be able to continue with the remaining 90 days.

Motion by Councilman Guillaume, seconded by Councilman Alexander to continue the repairs at 21 Berry Ave.

**MOTION CARRIED. (7-0)**

**REQUEST FOR STREET CLOSURES FOR ROCK & ROAD FESTIVAL ON APRIL 15, 2023**

City Manager explained that this is the third year for this request but it has changed a bit. Staff does support this and have already been working on the request.

Mr. Chris Doane stated that the past two years have been the Rock & Road Festival and Tour Coweta to benefit the Newnan Rotary Club. This year they would like to have the tour take off from the Train Depot and add some events that day.

Motion by Councilman Guillaume, seconded by Councilwoman Jenkins to approve the request as presented.

**MOTION CARRIED. (7-0)**

**EXECUTIVE SESSION**

**MOTION EXECUTIVE SESSION**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 7:38PM.

**MOTION CARRIED. (7-0)**

**RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION**

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of

the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

**MOTION CARRIED. (7-0)**

**DOMINICK CLAIM**

Motion by Councilman Alexander, seconded by Councilman Koritko to deny the Domineck claim as presented.

**MOTION CARRIED. (7-0)**

**ADJOURNMENT**

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 7:44pm.

**MOTION CARRIED. (7-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
Keith Brady, Mayor

# APPLICATION FOR ALCOHOL BEVERAGE LICENSE ADDITION OF DISTILLED SPIRITS

Name: **The Redneck, Inc.**

Licensee: **Casey Smith**

License Representative: **N/A**

Type License: **Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages & Wine**

Location: **11 North Court Square**

## TO THE CITY COUNCIL: REASON – ADDITION OF DISTILLED SPIRITS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons \_\_\_\_\_

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons \_\_\_\_\_

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons \_\_\_\_\_

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons \_\_\_\_\_

Application - Beverage License

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons \_\_\_\_\_

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(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons \_\_\_\_\_

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(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) (has not) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea  
City Clerk

# APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **Newnan 2022, Inc.**

Licensee: **MD Sazzad Hasan**

License Representative: **N/A**

Type License: **Retail Off Premise (Package) Sales of Malt Beverages & Wine**

Location: **1700 Newnan Crossing Blvd E**

## TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons \_\_\_\_\_

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons \_\_\_\_\_

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons \_\_\_\_\_

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons \_\_\_\_\_



(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons \_\_\_\_\_

---

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons \_\_\_\_\_

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(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has not) been filed. (Sec. 3-40(b))

If not, reasons file prior to hearing

Respectfully submitted,

Megan Shea  
City Clerk

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**E-MAIL: [bsears@sandershaugen.com](mailto:bsears@sandershaugen.com)**

**WALTER D. SANDERS**  
**(1909 - 1989)**  
**WILLIS G. HAUGEN**  
**(1924 - 2014)**

TO: The City Council of the City of Newnan

CC: Cleatus Phillips, City Manager

FROM: C. Bradford Sears, Jr., City Attorney  
Sanders, Haugen & Sears, P.C.

DATE: December 29, 2022

RE: Setting Qualifying Fees for the 2023 General Election

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**MEMORANDUM**

The Official Code of Georgia Annotated Section 21-2-131 provides that the governing authority set the qualifying fees for candidates for the office of Mayor and Councilmembers for Election District One Post A and Post B and Election District Three Post A and Post B the notice be published in the Newnan Times Herald before February 1, 2023.

The fees are set by law at three percent (3%) of the annual salary of the office in the case of the Councilmembers said fees shall be \$165.00.

I am enclosing herewith resolution setting the qualifying fees for the General Election.

These resolutions should be adopted at the January 10, 2023 meeting.

Email to: [cphillips@cityofnewnan.org](mailto:cphillips@cityofnewnan.org)  
[mshea@cityofnewnan.org](mailto:mshea@cityofnewnan.org)

## RESOLUTION

WHEREAS, the Charter of the City of Newnan provides for a General Election to be held on the first Tuesday following the first Monday in November, 2023, to elect Councilmembers for Election District One, Post A and Election District One Post B and Election District Three, Post A and Election District Three Post B for the City of Newnan, said date being November 7, 2023; and

WHEREAS, Section 21-2-132 of the Official Code of Georgia Annotated provides for the governing authority to set the qualifying fees of candidates for said offices before February 1, 2023.

THEREFORE, BE IT RESOLVED that the fee for qualifying for election for Councilmembers for Election District One, Post A for a four-year term and Election District One Post B for a four-year term and Councilmembers for Election District Three, Post A for a four-year term and Election District Three Post B for a four-year term for the City of Newnan shall be One Hundred Sixty-Five Dollars (\$165.00)

IT IS SO RESOLVED this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

\_\_\_\_\_  
L. Keith Brady, Mayor

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
George M. Alexander, Councilmember

REVIEWED AS TO FORM:

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Rhodes H. Shell, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Raymond F. Dubose, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

# BUDGET ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF A BUDGET, ITS EXECUTION AND EFFECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.

## Section I.

There is hereby adopted for the fiscal year January 1, 2023 through December 31, 2023, a budget for the City of Newnan, Georgia, based on the budget prepared by the City Manager, as amended by City Council.

## Section II. General Fund (100)

There is hereby established a General Fund for the City of Newnan with an appropriation of \$30,789,700 for the general operation and legal obligation in 2023.

### General Fund Revenues

Property Taxes	\$7,704,500
Sales Taxes	\$9,500,000
Excise (Franchise) Taxes	\$5,485,000
Occp. Tax & Alcohol	
Licenses	\$3,267,000
Inspections & Permits	\$685,500
Fines & Forfeitures	\$745,000
Other Local Revenue	\$437,200
Intergovernmental	\$735,000
Water & Light Transfers	\$1,750,000
Other Financing Sources	\$480,500
	<u>\$30,789,700</u>

### General Fund Expenditures

General Government	\$8,439,445
Public Safety	\$14,569,405
Public Works	\$3,155,886
Community Development	\$3,361,951
Other Services	\$1,263,013
	<u>\$30,789,700</u>

### Section III. Street Improvement Fund (200).

There is hereby established a Street Improvement Fund for the City of Newnan with an appropriation of \$429,000 for street improvements.

<b>Street Improvements Revenue</b>	
Street Improvements	\$5,000
LMIG Contract Revenue	\$428,192
Interest Earnings	1,500
Fund Balance Reserves	(\$5,692)
	<u>\$429,000</u>
<b>Street Improvements Expenditures</b>	
Major Streets Maintenance	\$429,000
	<u>\$429,000</u>

### Section IV. Confiscated Assets Fund (210)

There is hereby established a Confiscated Assets Fund for the City of Newnan with an appropriation of \$138,000 for Public Safety operations. This fund consists of confiscated and condemned funds released by the Superior Court for Police Department purchases.

<b>Confiscated Assets Revenue</b>	
DOT Condemnations	\$68,000
DOJ Condemnations	\$5,000
Other Police Seizures	\$12,500
Interest Earnings	\$47
Fund Balance Reserves	\$52,453
	<u>\$138,000</u>
<b>Confiscated Assets Expenditures</b>	
Other Seizures Expenditures	\$81,000
Dept. of Justice Expenditures	\$5,000
Dept. of Treasury Expenditures	\$52,000
	<u>\$138,000</u>

## Section V. NSP1 Grant Fund (221)

There is hereby established a NSP1 Grant Fund for the City of Newnan with an appropriation of \$125,000. This fund is utilized to account for a Neighborhood Stabilization Program grant received by the City from the Georgia Department of Community Affairs to purchase and rehabilitate housing for low income recipients who meet the eligibility guidelines for assistance. Newnan Housing Authority (HAN) and Newnan-Coweta Habitat for Humanity (NCHFH) are the sub-recipients of the grant.

<b>NSP1 Revenues</b>	
Program Income	\$185,000
Interest Earnings	\$100
Fund Balance Reserves	(\$60,100)
	<u>\$125,000</u>
<b>NSP1 Expenditures</b>	
Program Expenses	\$125,000
	<u>\$125,000</u>

## Section VI. NSP3 Grant Fund (222)

There is hereby established a NSP3 Grant Fund for the City of Newnan with an appropriation of \$125,000. This fund is utilized to account for a Neighborhood Stabilization Program grant received by the City from the Georgia Department of Community Affairs to purchase and rehabilitate housing for low income recipients who meet the eligibility guidelines for assistance. Newnan Housing Authority (HAN) is the sub-recipient of the grant.

<b>NSP3 Revenue</b>	
Program Income	\$125,000
Interest Income	\$100
Fund Balance Reserves	(\$100)
	<u>\$125,000</u>
<b>NSP3 Expenditures</b>	
Program Expenses	\$125,000
	<u>\$125,000</u>

## Section VII. Miscellaneous Grants Fund (240)

There is hereby established a Miscellaneous Grants Fund for the City of Newnan with an appropriation of \$44,050. This fund is utilized for grants received by the city from local vendors, DCA and other agencies to fund specific expenditures as required.

<b>Misc. Grants Revenue</b>	
Grant Funds & Donations	\$45,000
Fund Balance Reserves	(\$950)
	<u>\$44,050</u>
<b>Misc. Grants Expenditures</b>	
Employee Benefits	\$2,000
Employee Recognition	\$1,200
Public Relations	\$5,000
Materials & Supplies	\$7,965
Training	\$1,835
Protective Equipment	\$23,500
Minor Equipment	\$2,500
Landscaping Supplies	\$1,000
	<u>\$44,050</u>

## Section VII. Hotel/Motel Tourism Fund (275)

There is hereby established a Hotel/Motel Tourism Fund for the City of Newnan with an appropriation of \$1,053,000 for Tourism Enhancement activities.

<b>Hotel/Motel Tourism Revenues</b>	
Hotel/Motel Tax	\$1,053,000
Interest Earnings	\$1,000
Fund Balance Reserves	(\$1,000)
	<u>\$1,053,000</u>
<b>Hotel/Motel Tourism Expenditures</b>	
Transfer to Explore Newnan - Coweta	\$405,000
Transfer to General Fund	\$405,000
Transfer to Newnan Centre	\$243,000
	<u>\$1,053,000</u>

## Section IX. Motor Vehicle Rental Excise Tax Fund (280)

There is hereby established a Motor Vehicle Rental Excise Tax Fund for the City of Newnan with an appropriation of \$98,000 for Newnan Centre activities.

<b>Motor Vehicle Rental Excise Tax Revenues</b>	
Excise Tax	\$95,000
Interest Earnings	\$500
Fund Balance Reserves	\$2,500
	<u>\$98,000</u>
<b>Motor Vehicle Rental Excise Tax Expenditures</b>	
Natural Gas	\$3,000
Transfer to Newnan Centre	\$95,000
	<u>\$98,000</u>

## Section X. Special Purpose Local Option Sales Tax Funds (323 and 310)

Fund 323, **SPLOST 2013**, was established in 2013 and expired in 2018. This year's budget includes an appropriation of \$800,000 for capital projects.

<b>SPLOST 2013 Revenues</b>	
Interest Earnings	\$500
Fund Balance Reserves	\$799,500
	<u>\$800,000</u>
<b>SPLOST 2013 Expenditures</b>	
Intelligent Traffic Operations	\$200,000
Recreation Improvements	\$600,000
	<u>\$800,000</u>



Fund 310, **SPLOST 2019**, was established in 2019 and will expire in 2024. This year's budget includes an appropriation of \$8,480,000 for capital projects and a transfer to Newnan Utilities in the amount of \$720,000 for a total of \$9,200,000.

**SPLOST 2019 Revenue:**

SPLOST 2019 Receipts	\$7,200,000
Interest Earnings	\$7,000
Fund Balance Reserves	\$1,993,000
	<u><b>\$9,200,000</b></u>

**SPLOST 2019 Expenditures:**

Public Safety	\$1,500,000
Streets, Drainage & Sidewalks	\$1,000,000
Street, Intersection & Parking Improvements	\$3,600,000
Lower Fayetteville Road	\$400,000
Public Works Equipment	\$180,000
Path & Linear Parks	\$1,800,000
Transfer to Newnan Utilities	\$720,000
	<u><b>\$9,200,000</b></u>

**Section XI. Impact Fees (375)**

There is hereby established an Impact Fees Fund for the City of Newnan with an appropriation of \$625,000. In 2004, the City established an impact fee program with funds to be paid into the fund for four major areas of development: Roads and Bridges, Fire, Police and Parks.

**Impact Fees Revenues**

Roads/Streets/Bridges	\$250,000
Fire Services	\$295,000
Parks/Recreation	\$400,000
Interest Earnings	\$220
Fund Balance Reserves	(\$320,220)
	<u><b>\$625,000</b></u>

**Impact Fees Expenditures**

Parks/Recreation	\$625,000
	<u><b>\$625,000</b></u>

## Section XII. Sanitation Fund (540)

There is hereby established a Sanitation Fund for the City of Newnan with an appropriation of \$1,028,278. These funds will be used for Brush & Bulk and Refuse (downtown commercial district).

### **Sanitation Revenues**

Yard Debris & Bulk	
Collections	\$700,000
Garbage Fees - Commercial	\$60,000
Interest Earnings	\$1,500
Transfer from General Fund	\$190,000
Fund Balance Reserves	\$76,778
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	<b>\$1,013,341</b>

### **Sanitation Expenditures**

#### **Brush & Bulk**

Wages & Benefits	\$386,143
Operations	\$355,614
Depreciation Expenses	\$85,000
	<hr/>
	<b>\$826,757</b>

### **Sanitation Expenditures**

#### **Refuse**

Wages & Benefits	\$146,506
Operations	\$55,015
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	<b>\$201,521</b>

**Section XIII.** All revenue received by the City of Newnan from Sources not restricted by law to expenditure for specific purposes may be used in meeting disbursements in Section II. Should the revenue received from such sources exceed the amount estimated, such excess shall be allocated to the General Fund subject to further action by City Council. The total disbursements in any fund shall not exceed the amount appropriated for that fund, including any available fund balances.

Done ratified, and passed by the City Council of the City of Newnan, Georgia, in regular session assembled this Tenth day of January 2023.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Rhodes H. Shell, Councilmember

\_\_\_\_\_  
Raymond F. DuBose, Councilmember

\_\_\_\_\_  
Dustin K. Koritko, Councilmember

\_\_\_\_\_  
Paul L. Guillaume, Councilmember

**DONE, RATIFIED AND PASSED** in regular session, on second reading this the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

\_\_\_\_\_  
Raymond F. DuBose, Mayor Pro Tem

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

\_\_\_\_\_  
George M. Alexander, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

\_\_\_\_\_  
Cynthia E. Jenkins, Councilmember

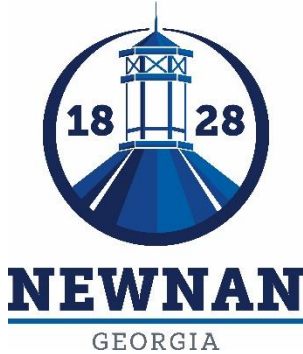
\_\_\_\_\_  
Rhodes Shell, Councilmember

\_\_\_\_\_  
Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

# City of Newnan, Georgia - Mayor and Council

Date: January 10, 2023



Agenda Item: 33 Ray St

Prepared and Presented by:  
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

**Purpose:** Owner to update council on status and request an extension to repair the dilapidated structure at 33 Ray St.

**Background:** Owner: SKF Jake LP / Searchers Capital

Date Sub-Standard housing file was opened: April 23, 2018.  
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On April 23, 2018 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

**Options:**

1. Hear the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

**Funding:** Not Applicable

**Recommendation:** Staff is requesting Council's approval to proceed with Option 1.

## **Previous Discussions with Council:**

September 30, 2022 – Council informed of conditions.

October 11, 2022 – Public Hearing was requested.

November 22, 2022 – Public hearing was held and resolution was adopted to repair or demolish within 30 days.







Foundation Christian Church  
6 Perry St.  
Newnan, GA 30263  
Tel (770) 396-2220  
Jason@FoundationNewnan.com  
www.FoundationNewnan.com



NOVEMBER 28, 2022

**Megan Shea**  
**c/o: Newnan City Council**  
**25 LaGrange Street**  
**Newnan, GA 30263**

Dear Megan,

Foundation Christian Church is requesting to close West Washington Street from Jackson Street to Brown Street from 10am to 10pm on Friday April 7th, 2023.

We are planning to host a Good Friday gathering for the community just off the Court Square. In keeping with City protocol, we plan to rent portable restrooms and line up trash services for the event. If needed, we can also provide security. We are expecting over 400 people for this gathering. We are asking for the closure of the road for the full day so that we can begin to set up our staging and production equipment early in the day.

We have completed the details required by city staff and it is attached to this request letter. We also plan to partner with some downtown restaurants to encourage people attending the event to eat on the square prior to the event getting started. Prior to council approval, I will talk to all the merchants close by to let them know about the event as well.

We will be happy to answer any question pertaining to this request.

Warm regards,

Jason Walton

**COMMUNITY OUTREACH PASTOR**



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**In accordance with protocol, Foundation Christian Church is requesting use of the West Washington Block of downtown from Brown Street to Jackson Street on April 7, 2023. See details below in red.**

**Sec. 18-152. Application.**

A person seeking issuance of a parade permit shall file application with the office of the city manager on forms provided by the city.

- (1) *Filing period.* An application for a parade permit shall be filed not less than ten days or more than 30 days before the date on which it is proposed to conduct the parade.
  - a. *We need to have this request approved more than 30 days in advance so that we can plan and promote our Community Good Friday Event.*
- (2) *Contents.* The application for a parade permit shall set forth the following information:
  - a. The name, address and telephone number of the person seeking to conduct the parade; and the applicant, if different.
    - *Jason Walton, 6 Perry Street Newnan 30263, 678-378-3927*
  - b. If the parade is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of that organization.
    - *This is being requested by Foundation Christian Church (see contact details above).*
  - c. The name, address and telephone number of the person who will be the parade leader and who will be responsible for its conduct.
    - *See above*
  - d. The date when the parade is to be conducted.
    - *Community Good Friday Event will be held on Friday, April 7, 2023.*
  - e. The route to be traveled, the starting point and the termination point.
    - *N/A*
  - f. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the type of animals, and description of the vehicles.
    - *N/A*
  - g. The hours when the parade will start and terminate.
    - *We need the portion of West Washington from Jackson Street to Brown Street closed from 10am – 10pm.*
  - h. A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.
    - *The entire space on above named road will be utilized.*
  - i. The location by streets of any assembly and dispersal areas for the parade.
    - *N/A*

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- j. The time at which units of the parade will begin to assemble at any assembly area or areas and a designation of the assembly area and the dispersal area.
    - N/A
  - k. The interval of space to be maintained between units of the parade.
    - N/A
  - l. If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for the permit shall file with the office of the city business license department a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on its, his behalf.
    - N/A
  - m. Any expenditure of funds by the applicant or his organization for or on behalf of participants in the parade, the amounts thereof and the names and addresses of to whom paid.
    - N/A
  - n. Any additional information which the city business license department shall find reasonably necessary to a fair determination as to whether a permit should issue.
    - N/A
- (3) *Late applications.* The city manager, where good cause is shown therefor, shall have the authority to consider any application under this division which is filed less than ten days before the date the parade is proposed to be conducted.
- (4) *Fee.* No fee shall be charged for such permit.

### **Motion to Enter into Executive Session**

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

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And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

### **Motion to Adopt Resolution after Adjourning Back into Regular Session**

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).